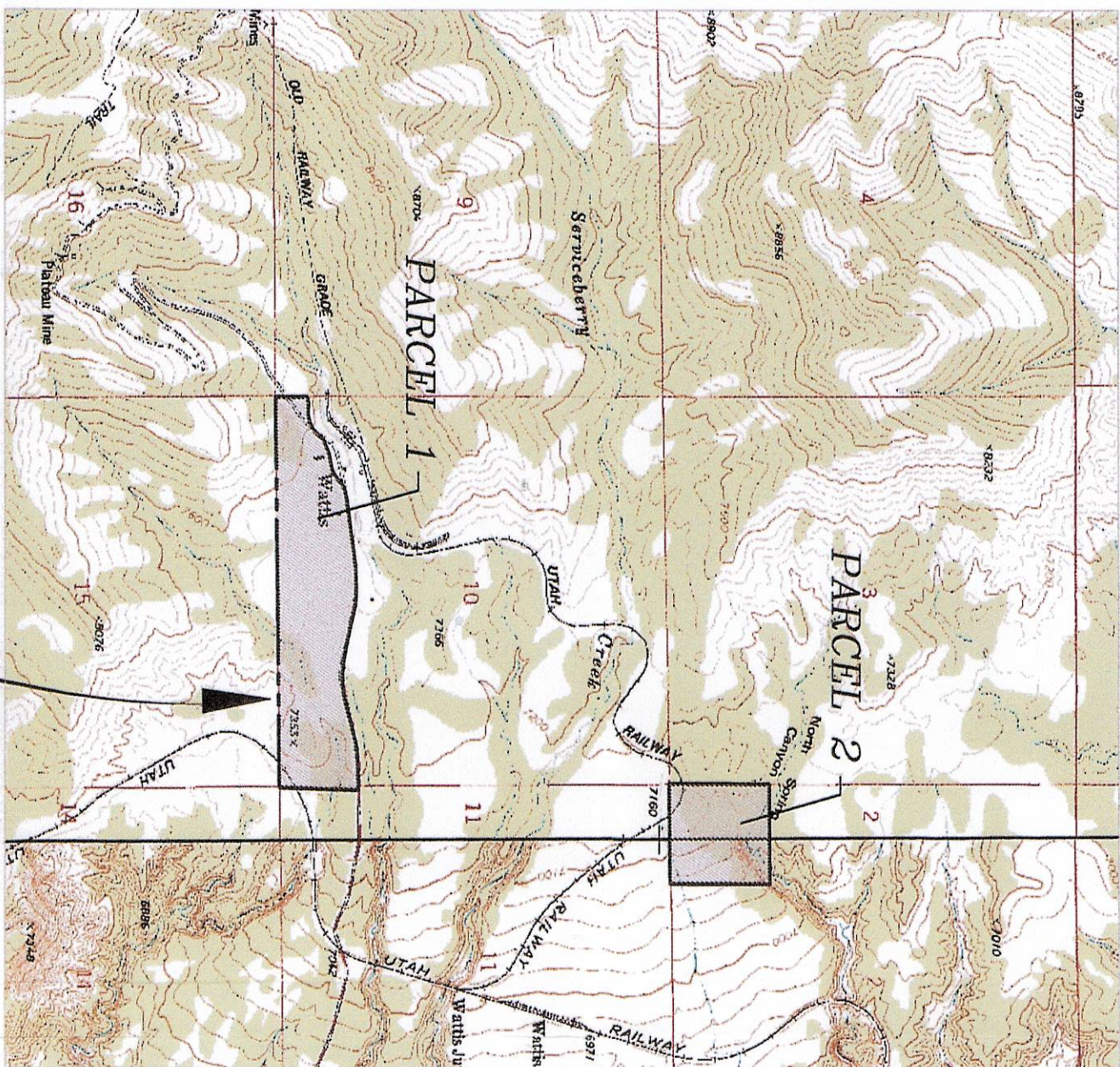
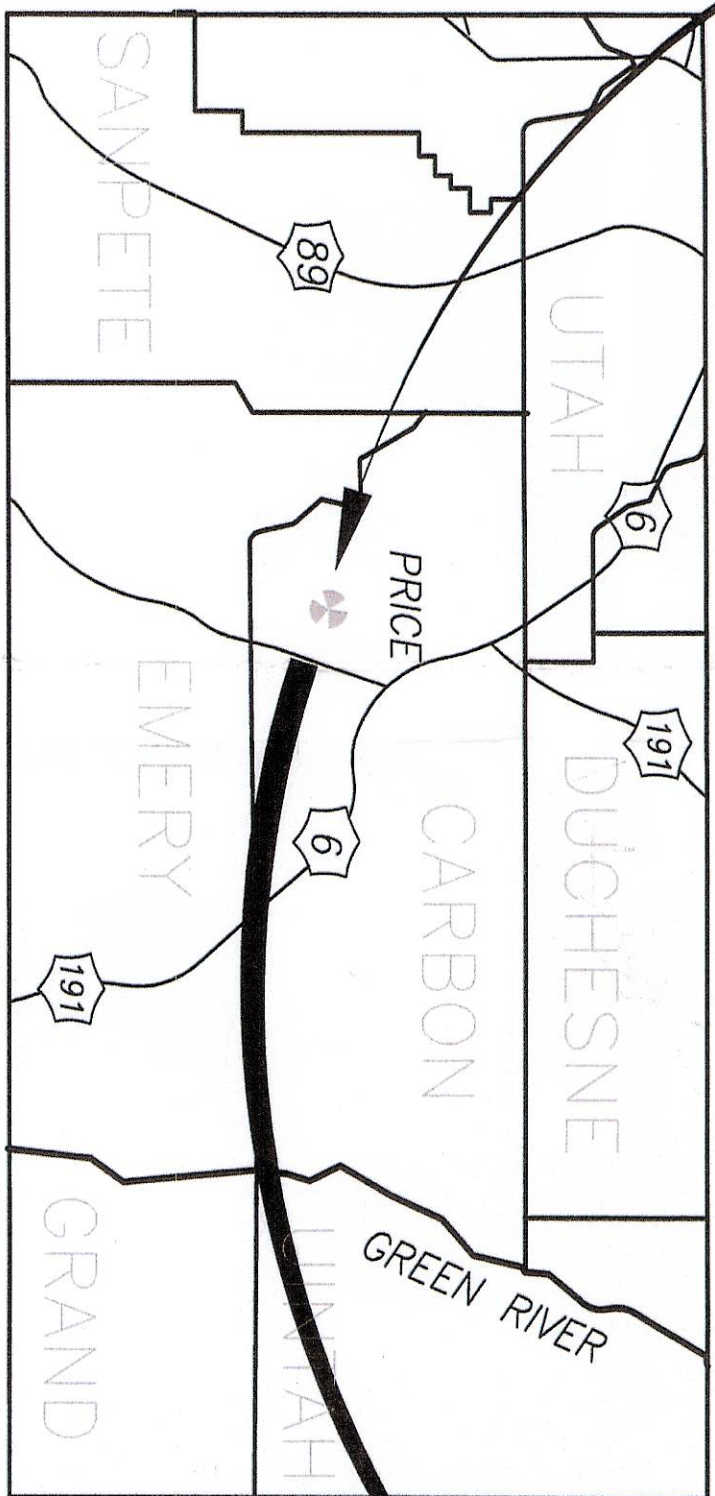
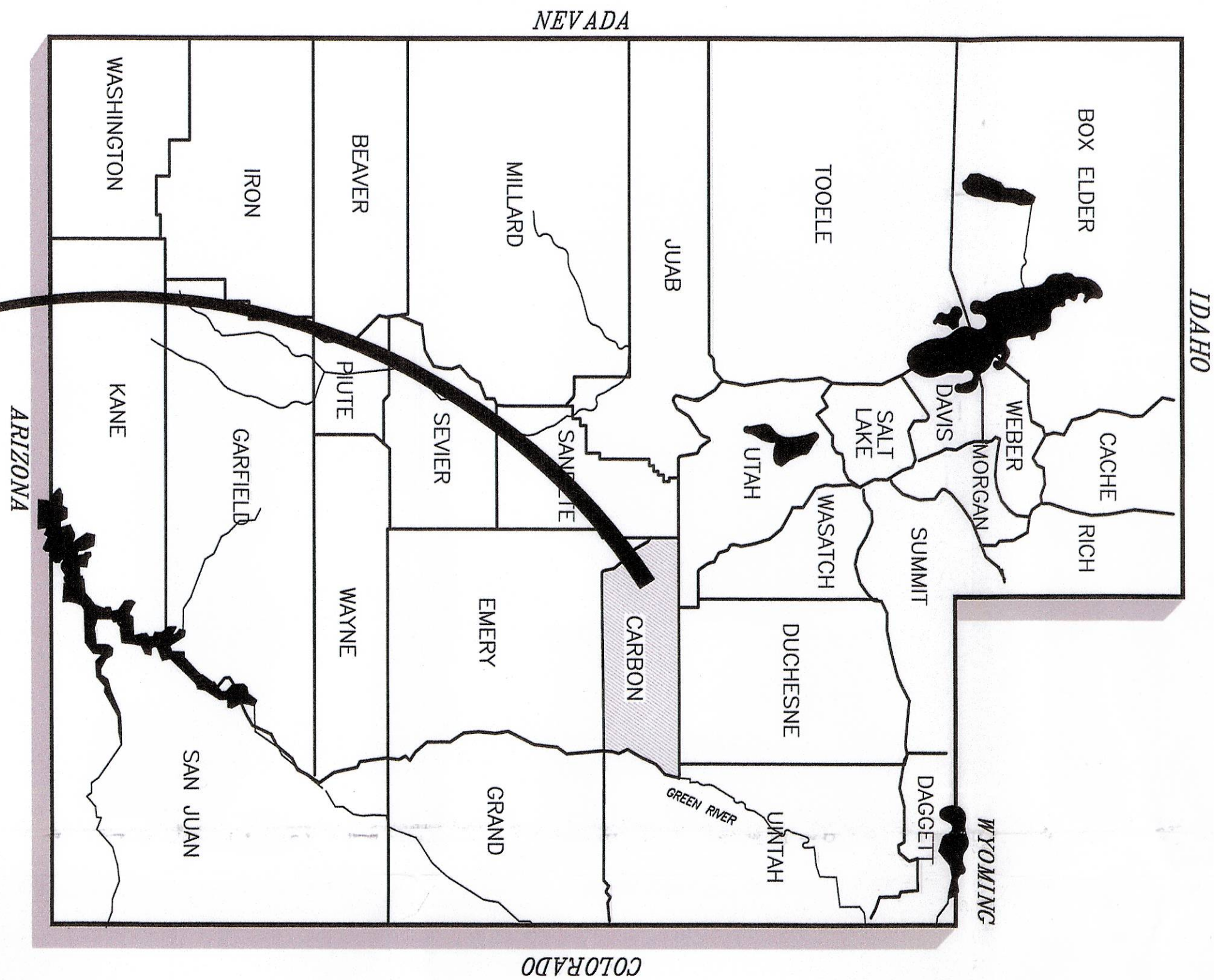


ALTA/ACSM LAND TITLE SURVEY
STARPOINT MINE WASTE COAL AREA
FOR
SUNNYSIDE COGENERATION ASSOCIATES
CARBON COUNTY, UTAH



VICINITY MAPS

Surveyor's Notes:

1. This Survey is based upon that certain commitment for Title Insurance issued by Southeastern Utah Title company. Order Number: 73061 C Dated: November 26, 2001 at 8:00 a.m.
2. This survey was completed upon the ground December 23, 2001.
3. Title Policy Exceptions 12 & 13, shown on sheets 2 & 3 of this survey, show power line easements crossing the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 2, T. 15 S., R. 8 E., SLB&M. The power lines that these easements are associated with are not in that vicinity and it appears that the written easements needs to be amended to match the actual location of those lines.
4. The West half of the Northwest Quarter of the Northwest Quarter of Section 15, T.15 S., R. 8 E., SLB&M is not included in the BLM Lease Lands.
5. Conflicting deeds exist as to ownership of the Rail Road Right of Ways, Easements and Fee Parcels crossing Sections 2, 3 & 10, T. 15 S., R 8 E., SLB&M. The Rail Road was transferred to Utah Railway Company from Lion Coal Company, by Warranty Deed dated December 17, 1921 and recorded in Book 5M at Page 167 of the Carbon County Records. The same properties were then transferred to River Gas Corporation from Grant A. Foulger, as liquidating agent for Lion Coal Company, aka Lion Coal Corporation by that certain Corrective Quit Claim Deed dated February 23, 1999 and recorded in Book 433 at Page 632 of said records.
6. Various easements exist for power lines (exceptions 28, 29, 30, 31, 32, 33, 34, 36, and 37) crossing the subject parcels. These easements have been granted to Utah Power and Light and need to be amended to match the actual location of those lines upon the ground.
7. The easement contained in exception 35 cannot be located upon the ground because of lack of description of where those telephone facilities are. These need to be Blue Staked or "Potholed" and located in the field to ascertain and describe their actual location. All visible evidence of their location was located and are shown on this survey.

Surveyor's Certificate:

To Southeastern Utah Title Company, First American Title Insurance Company, and Sunnyside Cogeneration Associates:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999 as qualified or limited by comments on this map. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys for an Urban Survey."

David E. Hawkes P.L.S. 356548
PSOMAS



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SH# INDEX OF DRAWINGS

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| 1 | SURVEY TITLE SHEET |
| 2 | OVERALL AREA BREAKDOWN |
| 3 | PARCEL BOUNDARIES |
| 4 | 100 SCALE-SITE (WEST HALF PARCEL 1) |
| 5 | 100 SCALE-SITE (EAST HALF PARCEL 1) |

PSOMAS

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